

EXHIBIT NO. 1

12  
4-21-01

Docket Item #14  
SPECIAL USE PERMIT #2001-0007

Planning Commission Meeting  
April 3, 2001

**ISSUE:** Consideration of a request for a special use permit for a parking reduction for a single family dwelling and modifications for the front and side yard setback and lot width at the building line requirements.

**APPLICANT:** David L. Guglielmi

**LOCATION:** 3345 King Street

**ZONE:** RB/Townhouse

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**PLANNING COMMISSION ACTION, APRIL 3, 2001:** On a motion by Mr. Robinson, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to add Condition #5. The motion carried on a vote of 7 to 0.

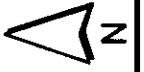
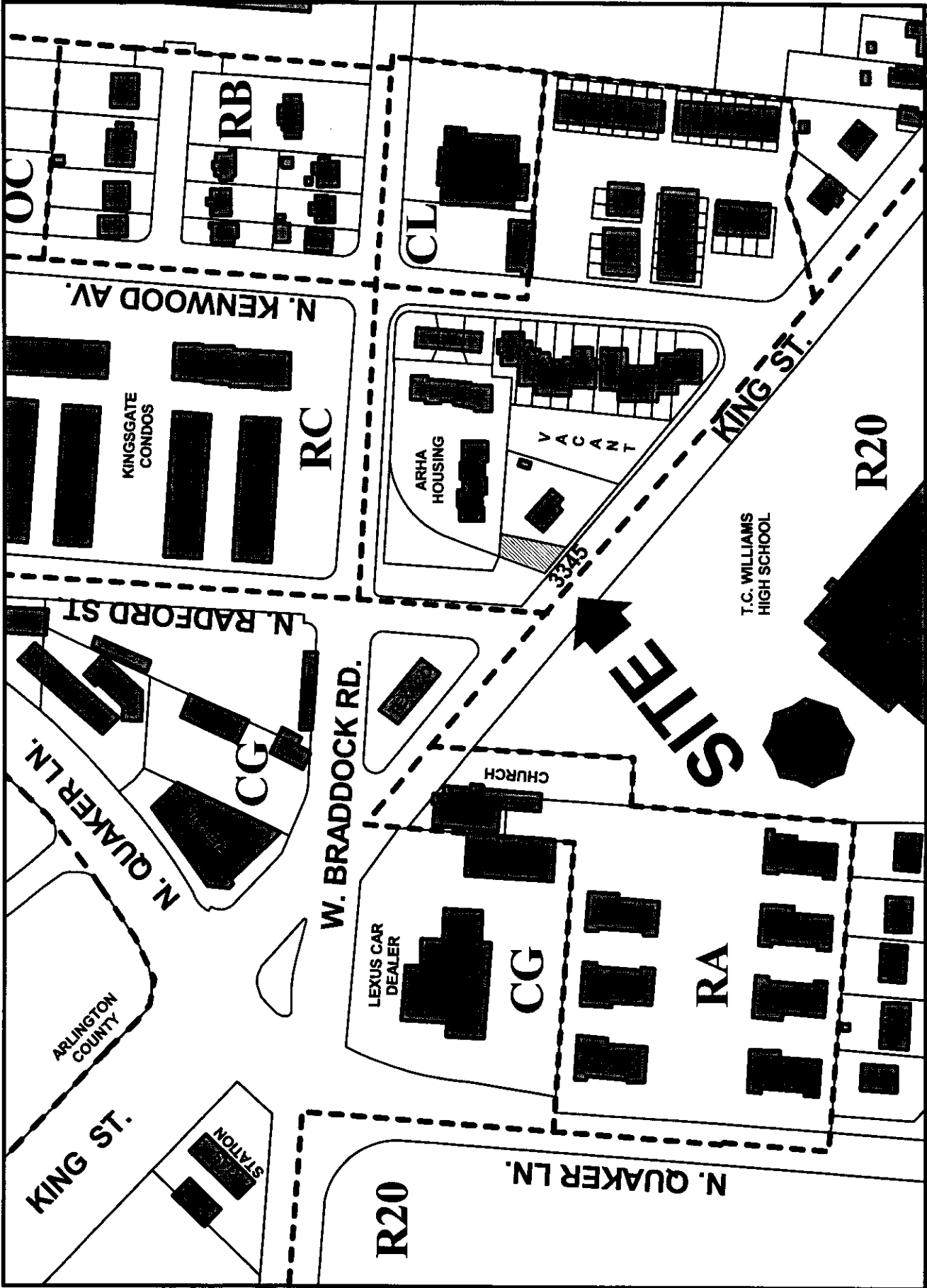
Reason: The Planning Commission disagreed with the staff analysis. Members of the Planning Commission stated that the vacation of a portion of the adjacent public land to the applicant would be beneficial to the applicant's project and would help it to better comply with the zoning requirements. Without this additional land and in consideration of the revisions to the plat that lengthen the driveway and allow for some backing up of vehicles on the property, the Planning Commission supported the applicant's request and added a condition requiring him to provide trees along the northern and eastern property lines as requested by the North Ridge Citizens' Association.

Speakers:

Mr. Guglielmi, applicant, stated that the lot is small because the City took a portion of it in the past and that its present size has severely limited its development potential. He stated that he has worked with his engineer to revise the plat to provide a longer driveway and a back out area. He stated that the back out area will be used for that maneuver only and will not be used as a parking space. He stated that he believed he has found the only workable solution to these issues.

David Brown, chairman of the zoning committee for the North Ridge Citizens Association, stated that they did not consider backing out onto King Street to be problematic and stated that although he has not reviewed the revised plat, he believed that they would still support the applicant's request because they prefer that the property be developed with a home. He requested that the applicant be required to plant some trees to provide screening on the north and east sides of the property and to build the home that he has represented he will build.

Arthur Brown, property owner, stated that the property has been in his family for 90 years and that the lot had been developed with a residence that was torn down when the City took a portion of the property to widen the street when TC Williams was built. He stated that he has been paying property taxes and has been trying to sell the property for the last ten years, but that he has been unable to do so. He stated that he has approached the city in the past seeking a vacation some of the City-owned land adjacent to his property in order to have a better developable property, or in lieu of that, asked the City to acquire his property. He stated that he has been told that the City will not vacate its land to him. He requested that the applicant's plan be approved so that he may sell the land to the applicant.



04/03/01

SUP #2001-0007



SUMMARY

The applicant seeks special use permit approval for a parking reduction and modifications of the yard and lot requirements. This request is triggered by the applicant's proposal to construct a new single family residence on the subject property. Although staff finds the lot modifications acceptable, it cannot support the parking request because it creates an unsafe situation on King Street.

STAFF RECOMMENDATION:

Staff recommends **denial** of the request. If Council approves the request, staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. This special use permit allows a parking reduction to permit two, compact size, tandem parking spaces. (P&Z)
2. The modifications permitted pursuant to this permit are permitted if the building proposal is consistent with the application materials submitted, provided that minor modifications to that proposal may be approved by staff. (P&Z)
3. A plot plan showing all improvements/alterations to the site shall be approved by the Department of T&ES before a building permit may be issued. (T&ES)
4. The applicant shall consult with the Crime Prevention Unit of the Alexandria Police Department for a security survey upon completion of the residence. (Police)
5. **CONDITION ADDED BY PLANNING COMMISSION: The applicant shall install trees along the northern and eastern property lines. (PC)**

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicant, David Guglielmi, requests special use permit approval in conjunction with the construction of a single family dwelling at 3345 King Street. Specifically, the applicant requests (1) a reduction of off-street parking to provide two tandem compact size parking spaces, and (2) modifications of the front yard and side yard setback and lot width requirement at the building line.
2. The subject property is one corner lot of record with approximately 50 feet of frontage on King Street, approximately 50 feet of frontage on Radford Street a total lot area of 2,435 square feet.

The site is vacant and is located adjacent to undeveloped city owned property on Radford Street. A single family residence is located to the east of the site. To the north is residential development. To the south across King Street is T.C. Williams High School.

3. The applicant proposes to construct a two story single family residence with a net floor area of approximately 1,544 square feet (see attached plans). Although the elevation of the proposed home depicts a covered porch, the applicant has advised staff that it will not construct the porch as shown.
4. The applicant requests special use permit approval for a parking reduction to allow two, compact size tandem parking spaces to be accessed from an existing curb cut on King Street. Pursuant to Sections 8-200(A)(1) and 8-200(D) of the zoning ordinance, a minimum of two standard size parking spaces are required for single family detached dwellings. The applicant has submitted a plat which depicts two, 8 foot wide by 16 foot long parking spaces one behind the other in a driveway (see attached plat). A standard size space is 9 feet wide by 18.5 feet long.

5. The lot is zoned RB, for townhouse development. The proposed single family house will not comply with the zoning requirements of the RB zone, as follows:

	<u>Required</u>	<u>Proposed</u>
Lot size	1,980 sf	2,435 sf
Lot width	50 ft	<u>King Street</u> 40.5 ft (building line) 50.46 ft (property line)
		<u>Radford Street</u> 58 ft (building line) 56.70 ft (property line)
Lot frontage	50 ft	50.46 ft (King St) 56.70 ft (Radford St)
Front Yard	20 ft	18.3 ft (King St) 2 ft (Radford St)
Side Yard	1:3, min. 8 ft *	3.2 ft (at closest point to eastern property line) 8 ft (at closest point to northern property line)
Open Space	800 sf/du	1,085 sf
FAR	0.75	0.63
Height	45 ft	32 ft

\* The proposed height of the structure is 26 feet in this location; therefore the minimum setback requirement is 8.6 feet.

6. Pursuant to Section 11-416 of the zoning ordinance, the Planning Commission may modify frontage, yard, open and usable space, and other minimum requirements if it determines that the modifications are desirable to good site development and that the modifications will not be detrimental to neighboring property or to the public health, safety and welfare.

The applicant requests modifications of the front and side setback requirements and the lot width at the building line on the King Street frontage. The proposal complies with the minimum lot width requirements at the building line on the Radford Street frontage. The applicant justifies its request for modifications by stating that a portion of the subject property was taken by the City for road widening purposes many years ago, leaving the

remaining irregularly shaped lot. In addition, he states that the design of the proposed residence is consistent with the character of the residential neighborhood, and that more open space than the amount required by the zoning ordinance is being provided.

7. Zoning: The subject property is located in the RB/Townhouse zone. Section 8-100 of the zoning ordinance allows a parking reduction only with a special use permit.
8. Master Plan: The proposed use is consistent with the Fairlington/Bradlee small area plan chapter of the Master Plan which designates the property for residential use.

#### STAFF ANALYSIS:

Both Planning and Transportation and Environmental Services staff recommend denial of the applicant's request. Although the lot and yard modifications are acceptable, staff cannot support the parking configuration. The spaces are simply too small and they require drivers to back out onto King Street at this busy location, a dangerous situation.

#### Parking Spaces

The zoning ordinance requires that each single family home provide two parking spaces on the lot. Each is required to be separately accessible and large enough in both width and length to fit a standard size vehicle. In this case, the applicant requests permission to park two cars, one behind each other, in a short driveway entered from King Street. The spaces are shorter than the required length, only 16 feet instead of 18.5 feet each. To leave the site the cars will have to back out into the travel lanes of King Street.

The parking configuration proposed is dangerous and likely to create a hazard in two ways. First, the cars backing out onto King Street will interfere with King Street traffic, creating a danger to both the exiting vehicles and the vehicles driving on King Street. In addition, because the parking spaces are short, if any vehicle larger than a compact car parks in one of the spaces, the cars will project beyond the driveway into the sidewalk along King Street, forcing pedestrians to walk in the street. Staff recommends denial of the proposal as submitted because of these dangerous conditions.

Planning staff's recommendation is consistent with the position it has taken in the past against back out parking and against compact sized tandem spaces. In some cases, staff has been able to recommend that no parking be provided as a better alternative; however, in this case, staff believes that the provision of off-street parking for the residence is important because no parking is permitted on either King or Radford Streets adjacent to the site and because the on-street parking on Kenwood Avenue to the east of the property appears to be always full.

Staff acknowledges that it will take a creative redesign of the proposal to build a house on this lot that includes parking that can be safely accessed. Staff also acknowledges that there are many houses in the city from which homeowners are required to back out onto the street from a driveway. Nevertheless, staff cannot condone that unsafe design for new construction, and especially at this busy intersection. Staff suggests that the applicant redesign the proposed home to allow a longer driveway with longer spaces plus some sort of back up area for existing vehicles. Alternatively, the applicant may be able to take advantage of the future ARHA housing proposed for the land next door. When the scattered site units proposed for the land along Radford Street are designed, there may be a way to achieve access from the land immediately adjacent to this site to the rear of the lot. In that case, the proposed house would be redesigned to sit forward on the lot and the parking would be in the rear with access onto Radford Street.

#### Lot Modifications

Staff acknowledges that given the irregular shape and size of the property and the zoning requirements, it would be difficult to build a house – either the proposed one or a redesigned one – that complies with all of the minimum zoning requirements. For example, if the applicant shifted the footprint of the residence closer to the northern property line in order to comply with the front yard setback requirement on King Street, it would further reduce the side yard setbacks and would still not comply with the front yard requirement on Radford Street. Alternatively, if the house is brought forward on the lot, putting parking in the back, the front yard setback would be reduced even more. In addition, greater side yard setbacks would reduce the building footprint, which is not unreasonable as presented.

Staff would point out that the currently proposed yard modification leaves only two feet of yard area between the house and the western boundary line, which is very little space. The land to the west is currently undeveloped public right-of-way, but in the future may be combined with additional land on Radford Street for the development of subsidized housing units, similar to the existing subsidized housing development that abuts the applicant's property to the north. If that development occurs, the result could be townhouse units in close proximity to the applicant's residence. Nevertheless, because that development has yet to be designed, and because it is likely to consist of townhouses with no separation between units, staff is willing to support the greatly reduced yard proposed for this single family house.

Planning staff will be happy to work with the applicant and his architect on a revised plan which redesigns the parking arrangement.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Kathleen Beeton, Urban Planner.



CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- C-1 Utilities serving the new home shall be placed underground (sec.5-3-3).
- C-2 Pay sewer tap fee in accordance with section 5-6-25 of the City Code.
- C-3 Any work done in the right-of-way requires a separate permit from T&ES.
- C-4 Roof drains and sub-surface drains shall be connected to the City storm sewer system, if available (8-1-22).
- C-5 A design for the control of erosion and sedimentation must be approved by the director of T&ES, installed and maintained during construction activity (Sec. 5-4-1).
- R-1 Recommend denial due to safety concerns for vehicles and pedestrians.
- R-2 If approved, a Plot Plan showing all improvements/alterations to the site must be approved by the department of T&ES before a building permit can be issued.

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-4 Alterations and additions to the existing structure and/or installation and/or altering of equipment therein requires a building permit Four sets of plans must accompany the written application. The plans must include all dimensions, construction alteration and addition details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-5 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-6 All exterior walls within three feet from an interior property line shall have a fire resistance rating of one hour, from both sides, with no openings permitted within the wall. As alternative, a two hour fire wall may be provided.
- C-7 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Health Department:

- F-1 No comments.

Police Department:

- R-1 Security survey upon completion of residence.

# APPLICATION for SPECIAL USE PERMIT # 2001-0007

[must use black ink or type]

PROPERTY LOCATION: 3345 KING ST, ALEXANDRIA

TAX MAP REFERENCE: 32.00-04-12 ZONE: RB

APPLICANT Name: DAVID L. GUGLIELMI

Address: PO BOX 51, OCCOQUAN, VIRGINIA, 22125

PROPERTY OWNER Name: ARTHUR W. BROWN

Address: 1001 NEWTON STREET, NE, WASH DC 20017

PROPOSED USE: RESIDENTIAL, PARKING REDUCTION WITH MODIFICATION  
OF THE FRONT AND SIDE YARD SETBACKS.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

DAVID L. GUGLIELMI  
Print Name of Applicant or Agent

  
Signature

PO BOX 51  
Mailing/Street Address

703 490 4231  
Telephone #

202 482 0878  
Fax #

OCCOQUAN VA 22125  
City and State Zip Code

1/22/01  
Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) ☐ the Owner ☒ Contract Purchaser  
☐ Lessee or ☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

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If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

(SEE ATTACHED)

**NARRATIVE DESCRIPTION**

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

(SEE ATTACHED)

## NARRATIVE DESCRIPTION

I request a special use permit to provide two tandem compact parking spaces, with a modification of the front and side yard setback requirements, in conjunction with the construction of a single family home at 3345 King Street. As per my attached site plan, I specifically request that I be allowed to provide a 32 (2 x 16) x 8 foot parking pad which would meet the requirement of two on-site parking spaces in the RB zoning area. In addition, I request a modification of the front and side yard setback requirements be granted. I request that the side yard requirement of 20' on Radford be reduced to 2', and the front yard requirement on King Street be reduced to 18.3', and that the side yard requirement on the eastern side of the property (adjacent to Mr. and Mrs. D'Souza's property) be reduced to 3.2' as per the site plan.

## DISCUSSION

The subject property is one lot with 50.46' of frontage on King Street, and a total square footage of 2,435. The lot has been garbage-strewn and vacant for more than twenty years. Importantly, the lot was the subject of an eminent domain taking by the City. That taking was to allow for the enlargement of Radford Street. An unintended result of the eminent domain action, however, has been to render the subject property "unbuildable" without the issuance of a special use permit to reduce the parking requirement and modify the set back requirements. The eminent domain action has amounted to a virtual confiscation of this property and relief is requested under this and other basis.

I propose to construct a two story (not including basement) home (see attached elevation and floor plan). As one can tell from the proposed elevation and floorplan, the home will not be large. Indeed, the proposed footprint of the home amounts to approximately 26' x 26' with additional 8' x 12' sunroom in the rear. The home is to be set back from King Street 18.3' so as approximate the set back requirement and make the home consistent with the existing set back of the home located at 3339 King. The proposed home as designed will be consistent with the character of the surrounding neighborhood. To build a home with a footprint smaller than proposed here would not be an aesthetic addition to the neighborhood. A smaller design risks creating an "oddity" along historic King Street and thus should be avoided. Anecdotal evidence from meetings with architects and real estate agents that specialize in Alexandria suggests that the City would assess my proposed home at \$350,000. Such an assessment represents a much greater tax revenue basis for the City than the existing situation. Finally, a curb cut and driveway apron already exist on the subject property at King street, thus minimizing any inconvenience to motorists if the curb cut needed to be constructed. The existing curb cut also provides for a presumption of development given that a home was located on this property some time ago. Parking is not allowed on either King or Radford.

It is important to note that my request maintains the two-car parking space requirement, far exceeds the required 800 square feet of open space (open space=1076 sq. feet), allows for

sufficient separation between the property lines and my proposed construction, and is supported by the most impacted property owners living adjacent to the subject property (see attached letter of support from Mr. Zachary D'Souza).

Thank you for your consideration of this matter.

**USE CHARACTERISTICS**

4. The proposed special use permit request is for: (check one)

☐ a new use requiring a special use permit,

☐ a development special use permit,

☐ an expansion or change to an existing use without a special use permit,

☐ expansion or change to an existing use with a special use permit,

☒ other. Please describe: PARKING REDUCTION W/FRONT & SIDE SETBACK MODIFICATION

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

THE PROPOSED HOME WILL HOUSE A FAMILY OF THREE;

TWO ADULTS AND A TODDLER.

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

NONE.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

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7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

NONE.



B. How will the noise from patrons be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

NONE.

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

~~RESIDENTIAL~~

B. How much trash and garbage will be generated by the use?

N/A

C. How often will trash be collected?

REGULAR PICKUPS ARE SCHEDULED.

D. How will you prevent littering on the property, streets and nearby properties?

N/A

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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12. What methods are proposed to ensure the safety of residents, employees and patrons?

SECURITY SYSTEM, AUTO SECURITY SYSTEM, FIRE EXTINGUISHERS.

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#### ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

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**PARKING AND ACCESS REQUIREMENTS**

14. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

2 ON-SITE

- B. How many parking spaces of each type are provided for the proposed use:

\_\_\_\_\_ Standard spaces

2 Compact spaces

\_\_\_\_\_ Handicapped accessible spaces.

\_\_\_\_\_ Other.

- C. Where is required parking located? ☒ on-site ☐ off-site (check one)

If the required parking will be located off-site, where will it be located:

\_\_\_\_\_  
Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A

- B. How many loading spaces are available for the use? N/A

- C. Where are off-street loading facilities located? N/A

D. During what hours of the day do you expect loading/unloading operations to occur?

N/A

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

STREET ACCESS IS ADEQUATE, A CURB CUT/DRIVEWAY APRON ALREADY EXISTS AND IS DEPICTED ON THE SITE PLAN.

#### SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?

1544 sq. ft. (existing) + 256 sq. ft. (addition if any) = 1800 sq. ft. (total)  
HOME DRIVEWAY

19. The proposed use is located in: (check one)

☐ a stand alone building ☒ a house located in a residential zone ☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☐ an office building. Please provide name of the building: \_\_\_\_\_

☒ other, please describe: ASPHALT DRIVEWAY

**PARKING REDUCTION SUPPLEMENTAL APPLICATION**

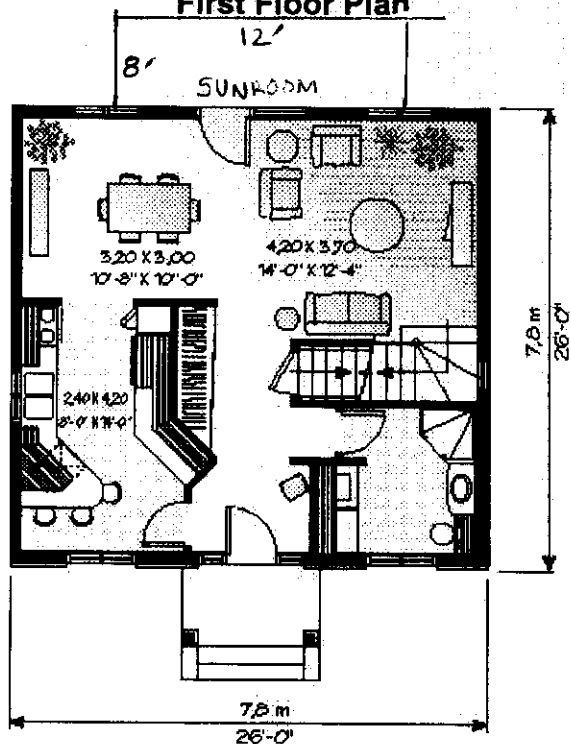
Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)  
PURSUANT TO SECTION 8-100(A), I REQUEST THAT A  
SPECIAL USE PERMIT BE GRANTED ALLOWING FOR TWO TANDEM-  
COMPACT SPACES BE ALLOWED TO SERVE THE PROPOSED NEW HOME  
AT 3345 KING STREET. (SEE ATTACHED SITE PLAN).
2. Provide a statement of justification for the proposed parking reduction. THE BUILDING  
LOT WAS SIGNIFICANTLY IMPACTED BY AN EMINENT DOMAIN ACTION.  
THIS ACTION AMOUNTED TO VIRTUAL CONFISCATION AS IT IS IMPOSSIBLE  
TO BUILD A HOME GIVEN THE SET-BACKS CREATED. THUS, PARKING  
REDUCTION (TO DECREASE PARKING SPACE FOOTPRINT) AND SET BACK MODIFICATION  
ARE THE ONLY MEANS TO PURSUE BY-RIGHT DEVELOPMENT.
3. Why is it not feasible to provide the required parking? \_\_\_\_\_  
TWO REGULAR (18.5') LENGTH AND (9') WIDTH SPACES UNFAIRLY  
RESTRICT THE DEVELOPMENT OF SUBJECT PROPERTY BY RESTRICTING  
BUILDING FOOTPRINT AND IMPACTING OPEN SPACE REQUIREMENT.
4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? ☐ Yes. ☒ No.
5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.
6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



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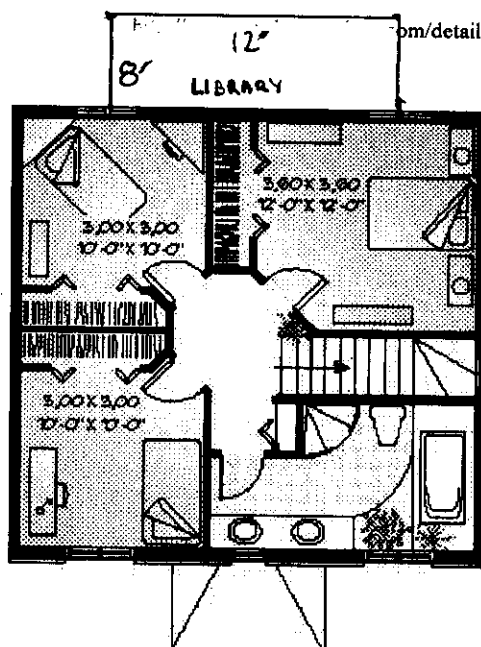
**First Floor Plan**



Click on picture to PRINT ONLY the:

**Second Floor Plan**

Plan ID: chp-2703-dd



### chp-2703-dd Estimated Cost Per Square Foot (1352 Heated SqFt)

Make sure you contact a local builder to confirm Estimated Cost Per Square Foot for YOUR area.

Below is a list of estimated prices for COOL house plan chp-2703-dd according to different regions of United States. The prices are based on a total living and heated area of 1352 Square Feet (SqFt) and does not include price of land. Site preparation should also be considered. If you are not building in the US, please consult a local builder in your area to obtain a local price per square foot. Please consult a local contractor to confirm any prices.

#### REGION OF US

<b>National Average:</b>	LOW ESTIMATE - 1352 sq ft x \$68.80 per sq ft = \$93,017.60	▼
<b>Northeast Average:</b>	LOW ESTIMATE - 1352 sq ft x \$79.30 per sq ft = \$107,213.60	▼
<b>Midwest Average:</b>	LOW ESTIMATE - 1352 sq ft x \$70.90 per sq ft = \$95,856.80	▼
<b>South Average:</b>	LOW ESTIMATE - 1352 sq ft x \$61.55 per sq ft = \$83,215.60	▼
<b>West Average:</b>	LOW ESTIMATE - 1352 sq ft x \$76.55 per sq ft = \$103,495.60	▼

Estimations are based on a total living and heated area of 1352 Square Feet (SqFt). Because of different square foot estimating methods and clerical errors we do not guarantee that the total living area is accurate. The prices to build listed above are only estimations. Estimations include materials to build and complete the home and do not include the price of a lot or interior furnishings. Please consult a local contractor for a more accurate estimate or cost to build this plan. COOLhouseplans.com is not responsible monetarily or otherwise for price displayed.

Information provided by © US Census Bureau, © NAHB Economics Department

[\[ top of page \]](#)

These House Plans Include:

ALEXANDRIA REDEVELOPMENT  
AUTHORITY

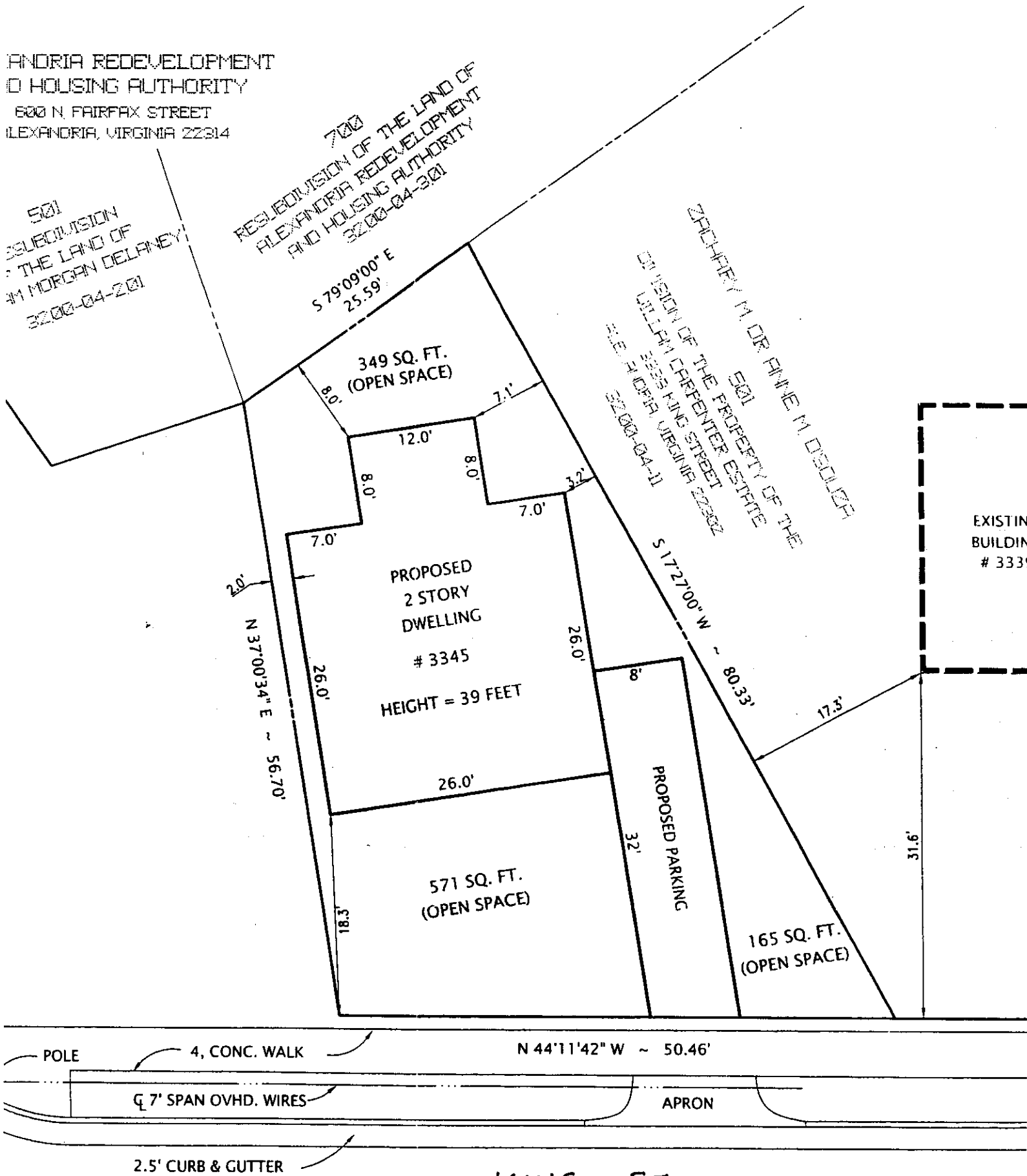
600 N. FAIRFAX STREET  
ALEXANDRIA, VIRGINIA 22314

501  
RESUBDIVISION  
OF THE LAND OF  
JIM MORGAN DELANEY  
3200-04-201

700  
RESUBDIVISION OF THE LAND OF  
ALEXANDRIA REDEVELOPMENT  
AND HOUSING AUTHORITY  
3200-04-301

ZACHARY M. OR ANNE M. DELDER  
501  
DIVISION OF THE PROPERTY OF THE  
WILLIAM CARPENTER ESTATE  
3255 KING STREET  
ALEXANDRIA, VIRGINIA 22302  
3200-04-11

EXISTING  
BUILDING  
# 3339





January 19, 2001

Department of Planning and Zoning  
Planning Commission  
City of Alexandria, Virginia

To Whom it may concern:

I have discussed in detail the development plans of Mr. David Guglielmi including the home he would like to build at 3345 King Street.

His home would correspond to the character of the existing neighborhood and make a fine addition to King Street. I do not object to the development plans he has presented to you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Zachary Joseph".

Mr. and Mrs. D'Souza  
3339 King Street (adjoining property)

SUP 2001-0007

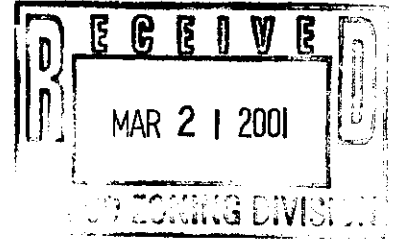
# The North Ridge Citizens' Association

A Non-Profit Organization

PO BOX 3242

ALEXANDRIA, VA 22302-0242

March 19, 2001



Alexandria Planning Commission  
City Hall - 301 King Street  
Alexandria, Virginia 22314

Re: Special Use Permit 2001-0007 3345 King Street

Dear Members of the Commission :

At the regular meeting of the Executive Board last month, the North Ridge Citizens Association considered the above-referenced application, filed by David L. Guglielmi. Following discussion, the Board authorized me to convey to the Commission its endorsement of the application, as set forth below.

The Association strongly encourages those seeking to develop or redevelop land within our neighborhood to consult with us before seeking the requisite governmental approvals. We were pleased that Mr. Guglielmi saw fit to contact us early in the process so that we could meet with him and discuss his plans for this property. Our Zoning Committee toured the site with him, reviewed his plans and contacted the most directly affected neighbor.

Our analysis of this project was in large part based upon criteria that we apply to single lot infill developments in our residential areas, as expressed in our substandard lot policy. That policy is designed to create neighborhood consensus that new residential development is compatible with existing development and that there are minimal other adverse effects, such as loss of mature trees. While this is not technically a substandard lot, enough variances are being sought to build the desired home that we consider the same policies and considerations to be applicable.

In our review, we found that Mr. Guglielmi's home generally meets the stringent standards we apply. Because this is a mostly open lot, few trees are at risk. One tree, near the area of the planned driveway, does appear to be at substantial risk, because its root system may be in the area to be cleared. We believe Mr. Guglielmi should be required to make every effort to save this tree, and that substitute tree plantings should be required if the tree cannot be saved. We also recommend conditioning approval upon the planting of additional screening on the north and east sides of the lot.

There were two other, interrelated issues that the Board considered and wishes to bring to the attention of the Commission. First, Mr. Guglielmi is requesting a variance of 18' along the Radford right-of-way, so that he can build to within 2' of his western lot line. This is an extreme reduction of a required yard, the sort of request we would ordinarily oppose.

March 19, 2001

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However, in this case the variance is not as extreme as it would seem. The property appears to be a lot fronting only on King Street, with a vacant lot between it and Radford. Technically speaking, however, the vacant land between the lot and Radford is part of the Radford right-of-way, and the City Attorney has concluded that this means the lot also fronts on Radford, making it a corner lot with two front yards. This is so even though (1) this portion of the Radford right-of-way was acquired by eminent domain from the lot owner in the past and there is apparently no present intention to use it for roadway purposes, and (2) the width of the property taken is enough that the right-of-way appears to be of interest to the Alexandria Housing and Redevelopment Authority (ARHA) for construction of publicly assisted housing. Technicalities aside, Mr. Guglielmi is asking to build within two feet of vacant land that might possibly be used at a later date for assisted housing or some other publicly owned structure. We therefore find it appropriate to evaluate the request as one for reduction of a side yard, not a front yard, even if the City sees it differently.

We have concluded that the house proposed for the lot is suitable for the neighborhood in terms of size, design and other compatibility issues, and are therefore predisposed to favor the variances requested. There is no objection from the property owner to the east, and, as indicated, Mr. Guglielmi will attempt to save the one tree at risk on that side. Since the Radford right-of-way is vacant and City-owned, there is no constituency within our membership expressing concern about the variance on the Radford side. Under the circumstances, we do not think it appropriate to speak for the City in relation to the Radford-side variance. However, we do strongly feel that if the Special Use Permit is granted, it be expressly conditioned upon building the home Mr. Guglielmi has identified it is his intention to build.

Secondly, we have contacted ARHA about its interest in the Radford right-of-way, but have been unable to learn anything definitive. (ARHA has housing units to the immediate north of the subject property, but with appropriate buffering we perceive no significant impact on that property from the Guglielmi development.) Assuming for purposes of discussion that ARHA's interest in the Radford right-of-way were to solidify into a tangible opportunity to build, the Association does not view the Radford property as an ideal location to do so, for two reasons. With other ARHA housing units already in the same block, we would prefer that ARHA look elsewhere in our neighborhood, so as to achieve better integration of assisted housing with the community. Moreover, the open space provided by the Radford right-of-way is much needed in this very congested area. On that property, Association volunteers headed by Bill Clayton have for a number of years annually planted a garden to add beauty to the open space and the area generally. We would hate to see all this lost to an expanded ARHA project. In fact, we envision that with Mr. Guglielmi and his family living next door, the overall appearance of the garden and the Radford right-of-way (now a dumping ground for lunchtime trash from the students at the open-campus T. C. Williams High School) will be greatly improved.

March 19, 2001

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The Association hopes that the views expressed here are helpful in the Commission's consideration of this application. I would be pleased to provide any additional clarification or comment on our position or on the application that would be of interest to the Commission.

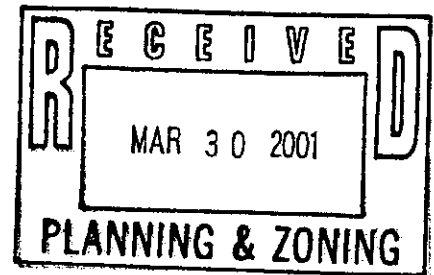
Sincerely,

A handwritten signature in black ink, appearing to read "David W. Brown", with a long horizontal flourish extending to the right.

David W. Brown  
Chairman, Zoning Committee

Cc: Kathleen Beeton,  
Planning and Zoning  
Connie Lenox, ARHA  
Director of Development  
Joseph N. Bowman,  
President, NRCA  
David L. Guglielmi

#14. SUP 2001-0007  
P.C. of 4-3-01



MEMORANDUM FOR:

City of Alexandria  
Planning Commission

FROM:

David L. Guglielmi  
SPECIAL USE PERMIT #2001-0007  
3345 King Street

DATE:

March 29, 2001

RE:

Response to Staff Recommendation that the  
request for this special use permit be denied.

### Summary

Importantly, staff has determined that the requested lot and yard modifications are acceptable. However, staff recommends a denial of this request based solely upon two important challenges identified in the original request: 1) that the designated parking spaces are too small and; 2) the parking spaces require a "backing up" area so as to prevent drivers from entering King Street in reverse.

### Solutions

Acceptable and reasonable solutions to the aforementioned concerns have been developed and are depicted on the attached plat certified by Alexandria Surveys. Notably, the building footprint is unchanged.

1. The driveway spaces now provided are 34.5 feet in length (suitable for one full sized vehicle at 18.5 feet and one compact sized vehicle at 16 feet). Moreover, the driveway is now depicted as 9 feet wide for most of its length and 8 feet width for the final one foot of length. Staff also made passing reference to the need for pedestrians to have access to the sidewalk in front of the driveway. We do NOT/NOT intend to have our car occupy any part of the side walk at any time. However, the additional length added to the driveway should alleviate staff's concerns with regard to this issue. Conversations with the City Engineer have suggested that such a solution is agreeable. This new configuration presents a reasonable and safe solution to staff's concerns regarding the parking spaces.
2. I have now provided for a "back out" area connected to the driveway. This will enable drivers to back into the back out area and face forward when entering King Street, thereby

eliminating the need to enter King Street in reverse. This back out area presents a reasonable and safe solution to staff's concerns. Importantly, the creation of the back out area does not substantially decrease the open space. Indeed, open space remains well above the 800 square feet minimum at 826 square feet. In addition, the back out space can never be used as a parking place as it is not long enough to serve this purpose. Finally, should this request be approved, we have designed an aesthetically pleasing driveway and back out space using concrete which is stamped to form a hexagonal pattern and mixed with pigment so as to resemble tile.

#### VDOT Waiver

In the event that staff continue to recommend denial of the request based upon concerns about the back out space, I ask that staff consider approving the request conditionally upon the applicant receiving a Virginia Department of Transportation Waiver for the driveway entrance. The waiver would exculpate the City from any action that may result from the approval of this request with regard to a driver backing into King Street. Such a waiver would run with the property to all future owners.

Given the reasonable and safe solutions to staff's two concerns with regard to this request, I respectfully request that the Planning Commission approve this request on April 3, 2001 so that the owner of the property may settle and receive payment and that work may begin during the Summer construction period.

Attachment: Plat produced by Alexandria Surveys depicting solutions to staff's concerns.

12  
APPLICATION for SPECIAL USE PERMIT # 2001-0007

[must use black ink or type]

PROPERTY LOCATION: 3345 KING ST, ALEXANDRIA

TAX MAP REFERENCE: 32.00-04-12 ZONE: RB

APPLICANT Name: DAVID L. GUGLIELMI

Address: PO BOX 51, OCCOQUAN, VIRGINIA, 22125

PROPERTY OWNER Name: ARTHUR W. BROWN

Address: 1001 NEWTON STREET, NE, WASH DC 20017

PROPOSED USE: RESIDENTIAL, PARKING REDUCTION WITH MODIFICATION  
OF THE FRONT AND SIDE YARD SETBACKS.

**THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

DAVID L. GUGLIELMI  
Print Name of Applicant or Agent

  
Signature

PO BOX 51  
Mailing/Street Address

703 490 4231 202 482 0878  
Telephone # Fax #

OCCOQUAN VA 22125  
City and State Zip Code

1/22/01  
Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: 4/3/01 Recommend Approval 7-0

ACTION - CITY COUNCIL: 4/21/01PH -- CC approved the Planning  
Commission recommendation.  
SEE ATTACHED.

12. SPECIAL USE PERMIT #2001-0007  
3345 KING ST

Public Hearing and Consideration of a request for a special use permit for a parking reduction for a single family dwelling with modifications for the front and side yard setback and lot width at the building line requirements; zoned RB/Residential. Applicant: David L. Guglielmi.

COMMISSION ACTION: Recommend Approval 7-0

Councilwoman Eberwein brought forward her concern about the plan for traffic to back out onto King Street at this area. Planning and Zoning Deputy Director Ross explained that a new plan was submitted at the last minute and approved by the Planning Commission for an on-site turnaround.

City Council approved the Planning Commission recommendation.  
Council Action: \_\_\_\_\_

**At 12:30 p.m., City Council broke for lunch.**

**At 12:50 p.m., City Council reconvened the meeting.**

**REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)**

13. **Board of Architectural Review  
Old and Historic Alexandria District**

CASE BAR-2000-0244 -- 216 SOUTH WASHINGTON STREET

Public Hearing and Consideration of an appeal of a decision of the Board of Architectural Review, Old and Historic Alexandria District, on December 6, 2000, denying a request for approval of new replacement windows at 216 South Washington Street, zoned CD Commercial. APPLICANT AND APPELLANT: Downtown Baptist Church by M. Catharine Puskar, Attorney. (#12 3/17/01; #9 2/24/01)

BOARD ACTION: Denied 5-2

City Council overturned the recommendation of the Board of Architectural Review, Old and Historic Alexandria District, and upheld the appeal.  
Council Action: \_\_\_\_\_

**At this time,** City Council considered docket item nos. 14 and 15 together and under one motion.

14. **Board of Architectural Review  
Old and Historic Alexandria District**

CASE BAR2001-001 -- 101 WALES ALLEY

Public Hearing and Consideration of an appeal of a decision of the Board of Architectural Review, Old and Historic Alexandria District, on February 7, 2001, granting, as amended, a request for approval of a permit to capslate portions of a building at 101 Wales Alley, zoned CD Commercial. APPLICANT: Watauga Properties. APPELLANT: OTCA by Jonathan Wilbor, on behalf of petitioners.

BOARD ACTION: Approved, as amended 6-1

City Council approved the recommendations of the Board of Architectural Review, Old and Historic Alexandria District and denied the Appellant's appeal.